

Denson W. Henry
2308 Yosemite Drive
Bryan, Texas, 77803
409/778-2572

1/2" R SET

1203.00"E - 103.50'

S 42° 30' 00" E - 103.30' / 1512 MAPLE DRIVE - 18.82' ROW

1/2" 12.50 T

TEXAS HIGHWAY 21 - 100' ROW

NOTE: BLDG. LINES ACCORD TO BRYAN
ZONING ORD. SECT 21 PT 756

0.403 ACRES

(0.045 ACRES IN MAPLED^x DR.)

UTILITY LINES

SCALE: 1"=20'

1/2" I.R. SET

N 40° 54' 31" W - 103.98'

5' BLDG. LINE

Based on FIA Flood Insurance Rate Map, Community Panel 48041C0133 C for Brazos County, Texas, the following described property is not located within a designated 100 Year Frequency Flood Plain. I certify that I have made an on the ground survey of property described on attached Field Notes and shown above.

I further certify that this Plat correctly represents the facts found at the time of the survey and there are no encroachments except as shown and all improvements are located within the boundary of the property except as shown.

Surveyed By:

Denson W. Henry, Reg. Prof. Land Surveyor #3293
March 25, 1994

GENERAL NOTES:

1. BASIS OF BEARINGS: THE PLAT OF PENDLETON DRIVE AS RECORDED IN VOLUME 4782, PAGE 132 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, WHICH IS THE SAME BEARING SYSTEM AS THE PARK HUDSON DEVELOPMENT.

2. THIS TRACT DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. FIRM COMMUNITY PANEL NO. 48041C0142 C, JULY 2, 1992, BUT PORTIONS OF THIS TRACT ARE SUBJECT TO THE CITY OF BRYAN'S FLOOD DETERMINATION AND FLOOD MANAGEMENT ORDINANCE.

3. THERE IS NO PROPOSED DETENTION ON-SITE. STORM WATER SHALL BE RELEASED DIRECTLY INTO CREEK.

4. THIS PROPERTY AND ALL IMMEDIATELY ADJACENT PROPERTY IS ZONED P.D. (PLANNED DEVELOPMENT).

5. BUILDING LINES SUBJECT TO CHANGE BASED ON FINAL PARCEL ARRANGEMENT AND PLAT REQUIREMENTS.

6. THE TOPOGRAPHIC INFORMATION DEPICTED ON PROPOSED LOT ONE IS THE RESULT OF A ON-GROUND SURVEY. THE REMAINDER IS BASED ON AERIAL PHOTOGRAPHY.

BENCHMARK #1

ELEV. = 279.89
1/2" IRON ROD FOUND FOR SOUTH WEST CORNER OF CALLED 8.400 ACRE TRACT.

NOTE: REVISED "FLOODABLE AREA" LINE, SHOWN ON PROPOSED LOT ONE PROVIDED BY McCLURE & BROWNE ENGINEERING/SURVEYING, INC. JULY 27, 2004 AND IS A GRAPHICAL APPROXIMATION ONLY. THE PORTION SHOWN ON THE REMAINDER TRACT IS BASED ON AERIAL PHOTOGRAPHY ONLY, PER McCLURE & BROWNE ENGINEERING/SURVEYING, INC. ALL OTHER LINES ARE AN APPROXIMATION ONLY.

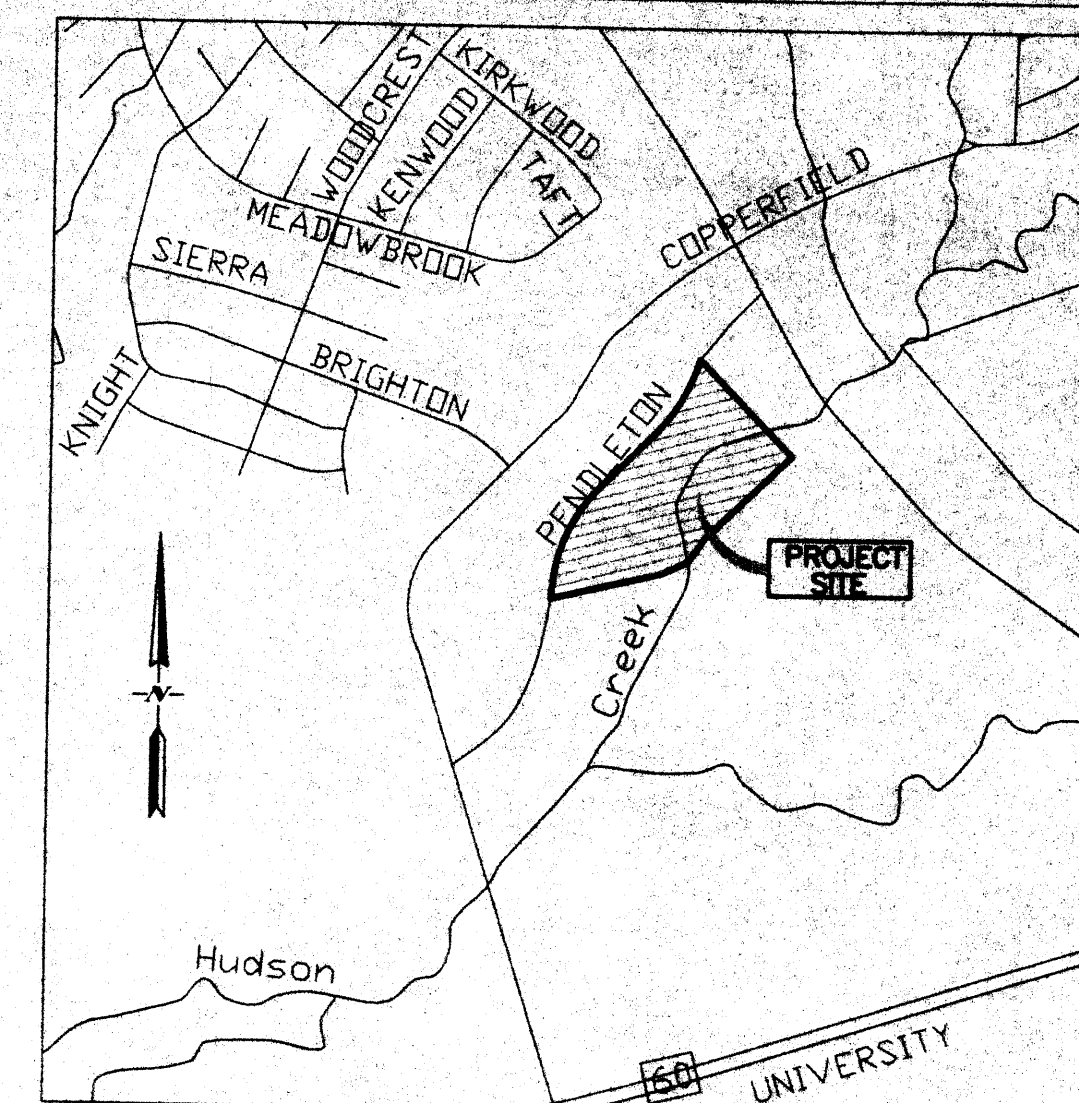
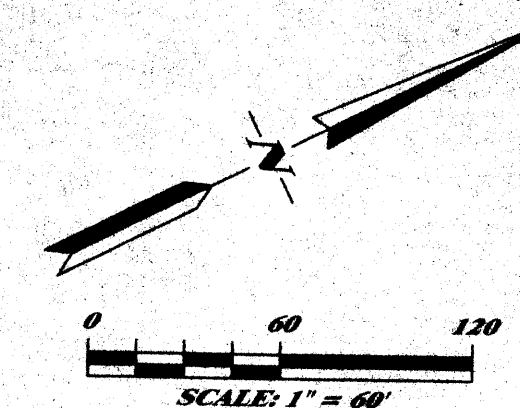
EASEMENTS WHICH DO NOT AFFECT THIS TRACT:

1. MAGNOLIA PIPE LINE CO., INC. RIGHT-OF-WAY EASEMENT RECORDED IN VOLUME 127, PAGE 423 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, DATED OCTOBER 30, 1948; DEFINED AS A 50' WIDE EASEMENT IN PARTIAL RELEASE AGREEMENT RECORDED IN VOLUME 3231, PAGE 196 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, DATED AUGUST 17, 1998.

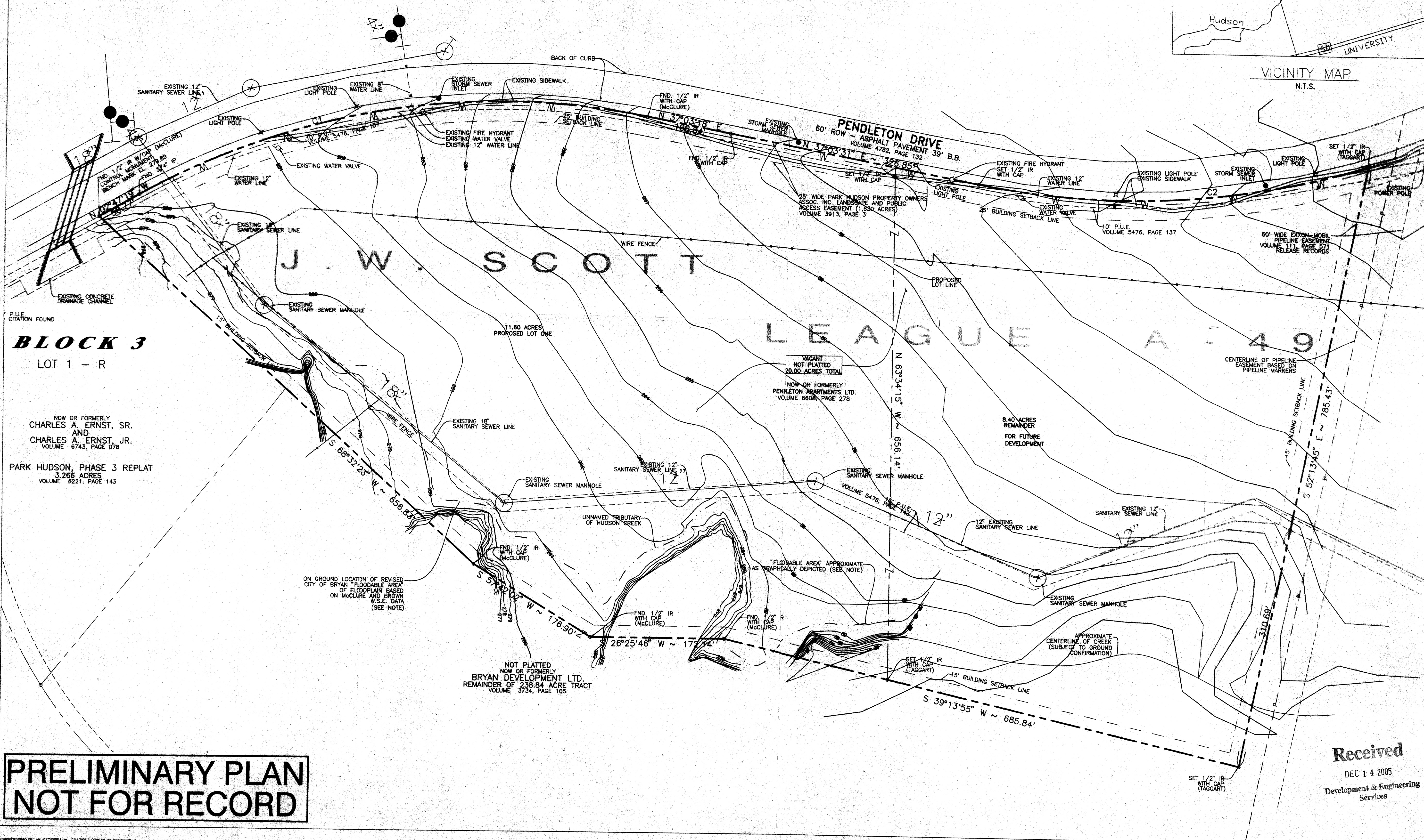
2. TEXAS MUNICIPAL POWER AGENCY RIGHT-OF-WAY EASEMENT RECORDED IN VOLUME 427, PAGE 106 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, DATED JUNE 28, 1979.

3. TEXAS MUNICIPAL POWER AGENCY RIGHT-OF-WAY EASEMENT RECORDED IN VOLUME 773, PAGE 402 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, DATED MARCH 1, 1985.

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHD. BRNG.	L.C.
C1	1978.00'	89°30'36"	231.55'	674.54'	N 17°07'39" E	666.03'
C2	1268.00'	28°13'48"	189.36'	307.69'	N 82°55'37" E	1502.95'



VICINITY MAP
N.T.S.



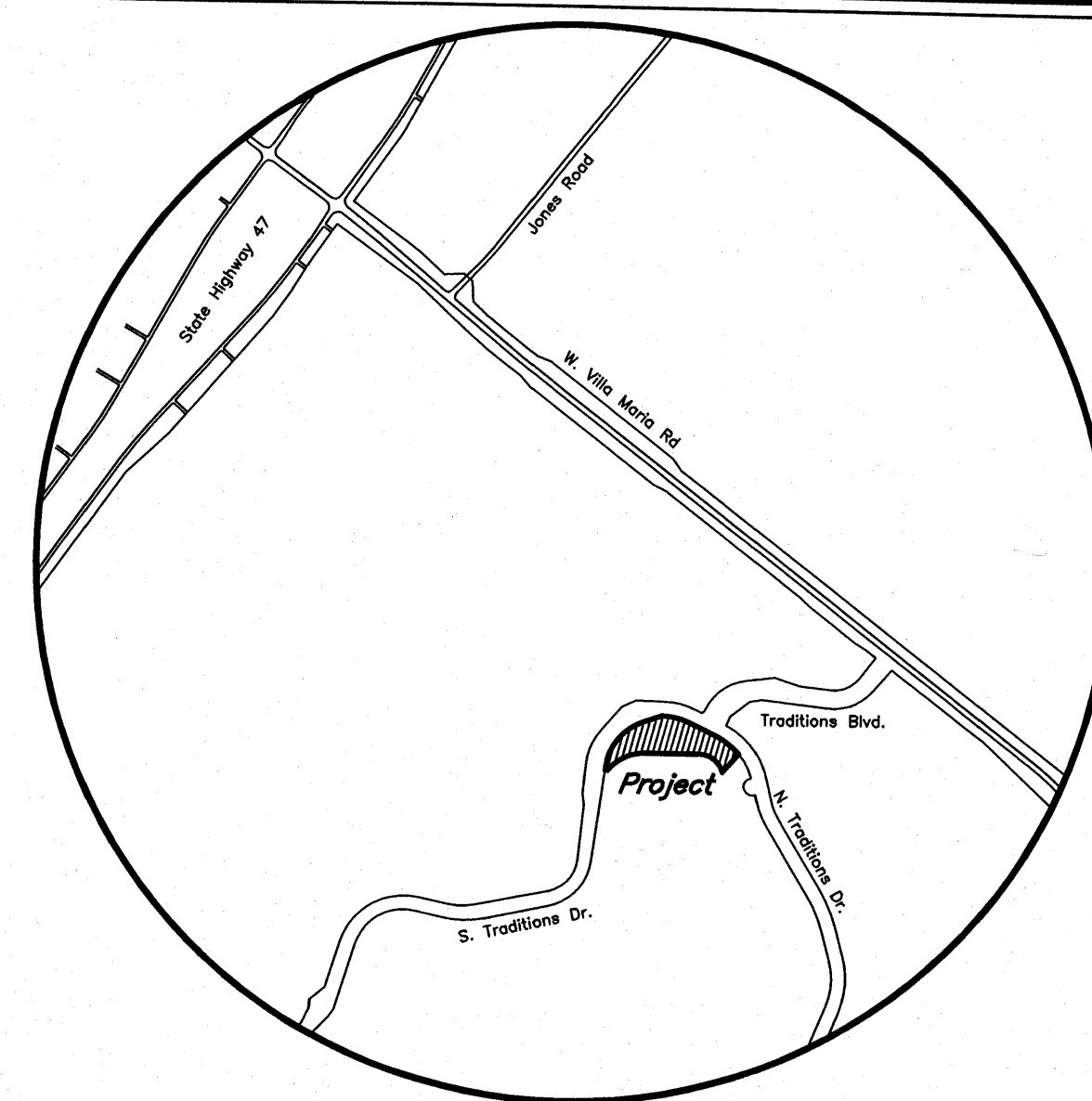
7/14/05
14 December
2005 A.D.

2651 TEXAS AVENUE SOUTH, SUITE A
COLLEGE STATION, TX 77840
Ph: (979) 693-5359 EMAIL: mdgcat@yahoo.com
Fax: (979) 693-4243
ENGINEERS, SURVEYORS, PLANNERS
CONSULTANTS, MANAGERS
MDC
MUNICIPAL DEVELOPMENT GROUP
THIS DRAWING IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND IS THE PROPERTY OF MDC GROUP AND MAY NOT BE REPRODUCED OR USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF MDC GROUP. THIS DRAWING IS COPYRIGHTED AS OF PROJECT DATE.

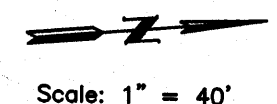
REV.	DATE	BY	COMMENT
1	12/14/05	DH	INITIAL SUBMISSION
2			
3			
4			
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10			

PRELIMINARY PLAN
OF
PENDLETON PLACE
LOT ONE
OUT OF A
238.84 ACRE TRACT ~ VOLUME 3734, PAGE 105
50 ACRE TRACT ~ VOLUME 3237, PAGE 233
J.W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS
Received
DEC 14 2005
Development & Engineering
Services
MUNICIPAL DEVELOPMENT GROUP
FILE NUMBER
000034-3757
SHEET NO. 1

<u>CURVE TABLE</u>						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD. BRG.	CHORD
C1	74°02'32"	175.00'	226.15'	131.97'	S 42°05'10" W	210.74'
C2	52°17'29"	330.00'	301.18'	161.99'	S 21°04'51" E	290.83'
C3	63°14'25"	405.00'	447.02'	249.35'	N 45°32'57" W	424.67'
C4	27°31'15"	425.00'	204.14'	104.08'	N 17°28'44" W	202.18'
C5	23°32'10"	475.00'	195.12'	98.96'	S 43°00'26" E	193.75'
C6	6°15'47"	450.00'	49.19'	24.62'	S 52°08'00" W	49.17'



VICINITY MAP



Lot 1, Block 1
4.187 Acres

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, Karen McQueen, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20____, in the Official Records of Brazos County, Texas in Volume _____, Page _____.

County Clerk, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, _____ owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 1232, Page 575 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Owner _____

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this _____ day of _____ 20____.

Notary Public, Brazos County, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that the plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20_____.

Planning Administrator, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, Development Engineer of the City of Bryan,
hereby certify that this plat is in compliance with the appropriate
codes and ordinances of the City of Bryan and was approved on the
____ day of _____, 20____.

CITY Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Kevin R. McClure, R.P.L.S. No. 5650

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the THOMAS J. WOOTEN SURVEY, Abstract No. 59 and in the J.H. JONES SURVEY, Abstract No. 26 in Bryan, Brazos County, Texas and being part of the 44.97 acre tract described in the deed from Nellien Resteymer to Bryan Commerce and Development Inc. recorded in Volume 3978, Page 137 of the Official Records of Brazos County, Texas (O.R.B.C.), and being part of the 298.51 acre tract described in the deed from Dexter T. Gabbard, et al to Bryan Commerce and Development Inc. recorded in Volume 4006, Page 195 (O.R.B.C.) and being part of the 101.98 acre tract described in the deed from Turkey Creek Investments, Inc. to Bryan Commerce and Development Inc. recorded in Volume 3983, Page 54 (O.R.B.C.) and the being more particularly described by metes and bounds as follows:

BEGINNING: at a set 1/2-inch iron rod marking the west corner of Lot 1, Block 1 THE TRADITIONS SUBDIVISION, PHASE 9 as recorded in Volume 6733, Page 189 (O.R.B.C.), said iron rod also being in the south right-of-way line of North Traditions Drive (based on a 100' width at this location) as recorded in Volume 4787, Page 167 (O.R.B.C.);

THENCE: S 43° 57' 50" E (called S 44° 06' 48" E - 173.64') along the southwest line of said Lot 1, Block 1 for a distance of 173.54 feet to a 1/2-inch iron rod set for corner, said iron rod being in the northwest line of a 87.88 acre tract described as Tract 3 in a deed to Traditions Club By Melrose, LLC recorded in Volume 5153, Page 1 (O.R.B.C.);

THENCE: along the northwest line of said 87.88 acre tract for the following four (4) calls:

- 1) 228.15 feet in a counter-clockwise direction along the arc of a curve having a central angle of 74° 02' 32", a radius of 175.00 feet, a tangent of 131.97 feet and a long chord bearing S 42° 05' 10" W at a distance of 210.74 feet to the 1/2-inch iron rod for the Point of Tangency, from whence a found 1/2-inch iron rod (with cap RPLS 2003) bears S 04° 53' 06" E at a distance of 0.28 feet to the 1/2-inch iron rod set for the Point of Curvature of the curve to the left;
- 2) S 05° 03' 54" W for a distance of 382.07 feet to a 1/2-inch iron rod set for the Point of Curvature of the curve to the left, from whence a found 1/2-inch iron rod (with cap RPLS 2003) bears S 29° 02' 45" E at a distance of 0.40 feet for reference;
- 3) S 60° 52' 00" W for a distance of 650.65 feet to a 1/2-inch iron rod set for the Point of Curvature of the curve to the right, and a long chord bearing S 21° 04' 51" at a distance of 604.65 feet to the 1/2-inch iron rod set for the Point of Curvature of the curve to the right;
- 4) S 12° 49' 51" W for a distance of 18.26 feet to a 1/2-inch iron rod set for corner, said iron rod also bears S 12° 49' 51" W for a distance of 18.26 feet to a 1/2-inch iron rod set for corner, said iron rod also bears S 12° 49' 51" W for a distance of 18.26 feet to the northeast right-of-way line of South Traditions Drive (width varies at this location) as recorded in Volume 4787, Page 187 (O.R.B.C.).

THENCE: along the said South Traditions Drive and the North Traditions Drive rights-of-ways for the following six (6) calls:

- 1) N 77° 10' 09" W for a distance of 20.52 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the right; a tangent of 44.77 feet along the arc of said curve having a central angle of 63° 14' 25", a radius of 405.00 feet, a tangent of 249.35 feet and a long chord bearing N 45° 32' 57" W at a distance of 424.67 feet to a found 1/2-inch iron rod for the Point of Tangency.
- 2) N 13°55'44" W for a distance of 128.50 feet to a found 1/2-inch iron rod for corner;
- 3) 204.14 feet in a clockwise direction along the arc of a curve having a central angle of 27° 31' 15", a radius of 425.00 feet, a tangent of 104.08 feet and a long chord bearing N 17° 28' 44" E at a distance of 202.18 feet to a rod for the Point of Tangency.
- 5) N 31° 14' 22" E for a distance of 222.05 feet to a chiseled "x" mark set in concrete for the Point of Curvature of a curve to the right;
- 6) 195.12 feet along the arc of said curve having a central angle of 23°32'10", a radius of 475.00 feet, a tangent of 98.96 feet and a long chord bearing N 43° 00' 28" E at a distance of 193.75 feet to the POINT OF BEGINNING and containing 4.187 acres of land, more or less.

GENERAL SURVEYOR NOTES:

1. **ORIGIN OF BEARING SYSTEM:** Bearings shown on this survey
in accordance with Texas State Plane, Central Zone, NAD-27 datum
in accordance with City of Bryan 1997 GPS Control Monument
No. CS205.
Northing: 369648.090
Easting: 3236993.839
2. According to the Insurance Rate Maps for Brazos
County, Texas and Accredited Area Map Number
48041C0143 C, effective July 2, 1992, this property is located
in a 100-year flood hazard area.
3. Building requirements shall comply with Zoning Ordinance No.
756 and building setbacks identified in Ordinance No. 819.
4. **Legend**

- ⊙ - 1/2" Iron Rod Found
- - 1/2" Iron Rod Set
- x - Chiseld "x" Mark Set
- ⊙ - 60d Nail set in Wood Bridge

5. Abbreviations:

P.A.E.	-	Public Access Easement
P.U.E.	-	Public Utility Easement

FINAL PLAT

LOT 1, BLOCK 1
THE TRADITIONS PARK SUBDIVISION
4.187 ACRES

THOMAS J. WOOTEN SURVEY, A-59
J.H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS
DECEMBER, 2005

SCALE: 1" = 40'

Owner:
City of Bryan
300 South Texas Avenue
Bryan, TX 77803
(979) 209-5030

McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

10010008-FP.dwg ●

GENERAL NOTES:

1. BASIS OF BEARINGS: THE NORTHEAST LINE OF THE 1.56 ACRE TRACT, CALCULATED AS S 47°55'39" E BASED ON CITY OF BRYAN GPS MONUMENTS 57 AND 58 (NAD '83) AS MONUMENTED ON THE GROUND (CALLED S 45° W).
2. ALL MONUMENTS ARE CAPPED 1/2" IRON RODS SET, UNLESS OTHERWISE NOTED.
3. SUNCREST DRIVE IS APPARENTLY A PUBLIC RIGHT-OF-WAY BY PRESCRIPTION. IT IS MAINTAINED BY THE CITY OF BRYAN, BUT NO RIGHT-OF-WAY HAS BEEN DEDICATED.
4. STREET ADDRESS: 803 SUNCREST STREET.
5. THIS TRACT DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS GRAPHICALLY DEPICTED BY FEMA FIRM COMMUNITY PANEL NO. 48041C0133 C, JULY 02, 1992.
6. THE OWNER OF THE OLIVIA BACHELOR TRACT IS HEREBY GRANTED AN EASEMENT ACROSS THE 0.02 ACRE RESERVE TRACT.
7. LOCATION OF FIRE HYDRANT AND WATERLINE TO BE FINALLY DETERMINED AFTER DISCUSSIONS WITH CITY STAFF.
8. A LOT DEPTH VARIANCE HAS BEEN GRANTED FOR LOT 1 AND LOT 2, BLOCK ONE.
9. THE POWER POLES AND GUYS INDICATED WILL BE RELOCATED TO AVOID INTERFERENCE WITH LOT "BUILDABLE" AREA.
10. FROM THE NORTH CORNER OF SUBJECT TRACT BRYAN CITY MONUMENT NO. 57 BEARS: N 49°12'04" E ~ 4610.03', AND BRYAN CITY MONUMENT NO. 57 BEARS: S 85°09'39" E ~ 6380.76'.

METES AND BOUNDS DESCRIPTION

1.56 ACRE TRACT
CITY OF BRYAN
S. F. AUSTIN LEAGUE # 9, A-62
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN 1.56 ACRE TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE S. F. AUSTIN LEAGUE # 9, ABSTRACT NO. 62, BRYAN, BRAZOS COUNTY, TEXAS AND BEING PART OF A 2 ACRE TRACT MORE FULLY DESCRIBED IN VOL. 1528, PAGE 21 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID 1.56 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" CAPPED IRON ROD SET FOR THE NORTH CORNER OF SAID 1.56 ACRE TRACT;

THENCE S 47°55'39" E (CALLED S 45° E) - 238.35 FEET ALONG THE NORTHEAST LINE OF SAID TRACT TO A 1/2" CAPPED IRON ROD SET FOR THE NORTH CORNER OF A 0.25 ACRE TRACT CONVEYED FROM WILLIE LEE WILLIAMS, JR. ET UX TO G.D. ENTERPRISES IN VOLUME 1171, PAGE 647 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE THE FOLLOWING CALLS AROUND THE SAID 0.25 ACRE TRACT:

S 45°09'09" W - 106.27 FEET (CALLED N 48° 13' E - 107.3 FEET) TO A DISTURBED 3/4" IRON ROD FOUND FOR CORNER;

S 43°56'18" E - 99.74 FEET (CALLED N 41° 10' W - 100 FEET) TO A 1/2" IRON ROD FOUND FOR CORNER;

N 46°45'42" E - 113.43 FEET (CALLED S 43° 08' W - 114 FEET) TO A 1/2" CAPPED IRON ROD SET FOR CORNER OF SAID 0.25 ACRE TRACT AND BEING IN THE NORTHEAST LINE OF THE ABOVEMENTIONED 1.56 ACRE TRACT;

THENCE S 47°55'39" E (CALLED S 45° E) - 242.46 FEET ALONG THE NORTHEAST LINE OF SAID 1.56 ACRES TO A 1/2" CAPPED IRON ROD SET FOR THE EASTERN CORNER OF THE SAID 2 ACRE TRACT AND BEING COMMON WITH SOUTH CORNER OF THE 1 ACRE TRACT CONVEYED TO DOCK JENKINS (DEC'D) DESCRIBED IN VOLUME 112, PAGE 429 OF THE DEED RECORDS OF BRAZOS COUNTY;

THENCE S 41°33'04" W - 18.17 FEET (CALLED S 45° W) ALONG THE SOUTHEAST LINE OF THE 2 ACRE TRACT TO A 5/8" IRON ROD FOUND FOR CORNER AND BEING THE EAST CORNER OF A 0.172 ACRE TRACT CONVEYED TO JAMES C. MOSELY IN VOLUME 1247, PAGE 426 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY;

THENCE THE FOLLOWING CALLS AROUND THE SAID 0.172 ACRE TRACT:

N 52°00'38" W - 74.93 FEET (CALLED S 41° 10' E - 75 FEET) TO A 5/8" IRON ROD FOUND FOR CORNER;

S 41°33'04" W - 100.00 FEET (CALLED N 45° E - 100 FEET) TO A 5/8" IRON ROD FOUND FOR CORNER;

S 52°00'38" E - 74.93 FEET (CALLED N 41° 10' W - 75 FEET) TO A 5/8" IRON ROD FOUND FOR CORNER IN THE SOUTHEAST LINE OF SAID 1.56 ACRES;

THENCE S 41°33'04" W - 29.33 FEET (CALLED S 45° W) TO A 1/2" IRON ROD CAPPED, SET FOR CORNER AND BEING THE SOUTH CORNER OF SAID 1.56 ACRE TRACT;

THENCE N 47°55'32" W - 587.92 FEET (CALLED N 45°W - 213.8 VARAS) ALONG THE SOUTHWEST LINE OF SAID 1.56 ACRE TRACT TO A 1/2" CAPPED IRON ROD SET FOR THE NORTHWEST CORNER OF SAID 2 ACRE TRACT;

THENCE N 43° 07' 17" E - 147.50 FEET WITH THE NORTHEAST LINE OF SAID 1.56 ACRE TRACT TO THE PLACE OF BEGINNING, AND CONTAINING 1.56 ACRES OF LAND.

BASIS OF BEARINGS: THE NORTHEAST LINE OF SAID 1.56 ACRE TRACT, CALCULATED AS S 47°55'39" E BASED ON CITY OF BRYAN GPS MONUMENTS 57 AND 58 (NAD '83) AS MONUMENTED ON THE GROUND (CALLED S 45° W).

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

I, We, _____, owners and developers of 6.85 acres, shown on this plat, as conveyed in Volume _____ of the Official Records of Brazos County, Texas, and designated herein as _____, Subdivision, in Brazos County, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Owners

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____

known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein stated.

Given under my hand and seal this _____ day of _____, 2004.

Notary Public in and for the State of Texas

Printed Name: _____
My Commission Expires: _____

CERTIFICATE OF PLANNING ADMINISTRATOR

I, JOEY DUNN, Planning Administrator of the City of Bryan, hereby certify that this plat conforms to the City Master Plan, Major Street Plan, Land Use Plan, and the Standards and Specifications set forth in the applicable ordinances.

Planning Administrator
City of Bryan, Texas

ARTHUR LEE HART, ET UX

LOT 1
VOLUME 2433, PAGE 281
(PLATTED)

LOT 2
VOLUME 2433, PAGE 281
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LOT 3
VOLUME 2433, PAGE 281
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LOT 38
VOLUME 2433, PAGE 281
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LOT 39
VOLUME 2433, PAGE 281
(PLATTED)

APPROVAL OF THE CITY ENGINEER

I, Linda Huff, P.E., City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

Linda Huff, P.E. - City Engineer
City of Bryan, Texas

APPROVAL OF THE CITY PLANNING & ZONING COMMISSION

I, _____, Chairman of the Planning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the _____ day of _____, 2004, and same was duly approved on the _____ day of _____, 2004, by said Commission.

Chairman, Planning & Zoning Commission, Bryan, Texas

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, KAREN McQUEEN, County Clerk, in and for said county, do hereby certify that this plat, together with its certificates of authentication, was filed for record in my office the _____ day of _____, 2004, in the Official Records of Brazos County, Texas, in Volume _____, Page _____.

Witness my hand and official seal, at my office in Bryan, Texas.

Karen McQueen, County Clerk, Brazos County

CERTIFICATE OF SURVEYOR

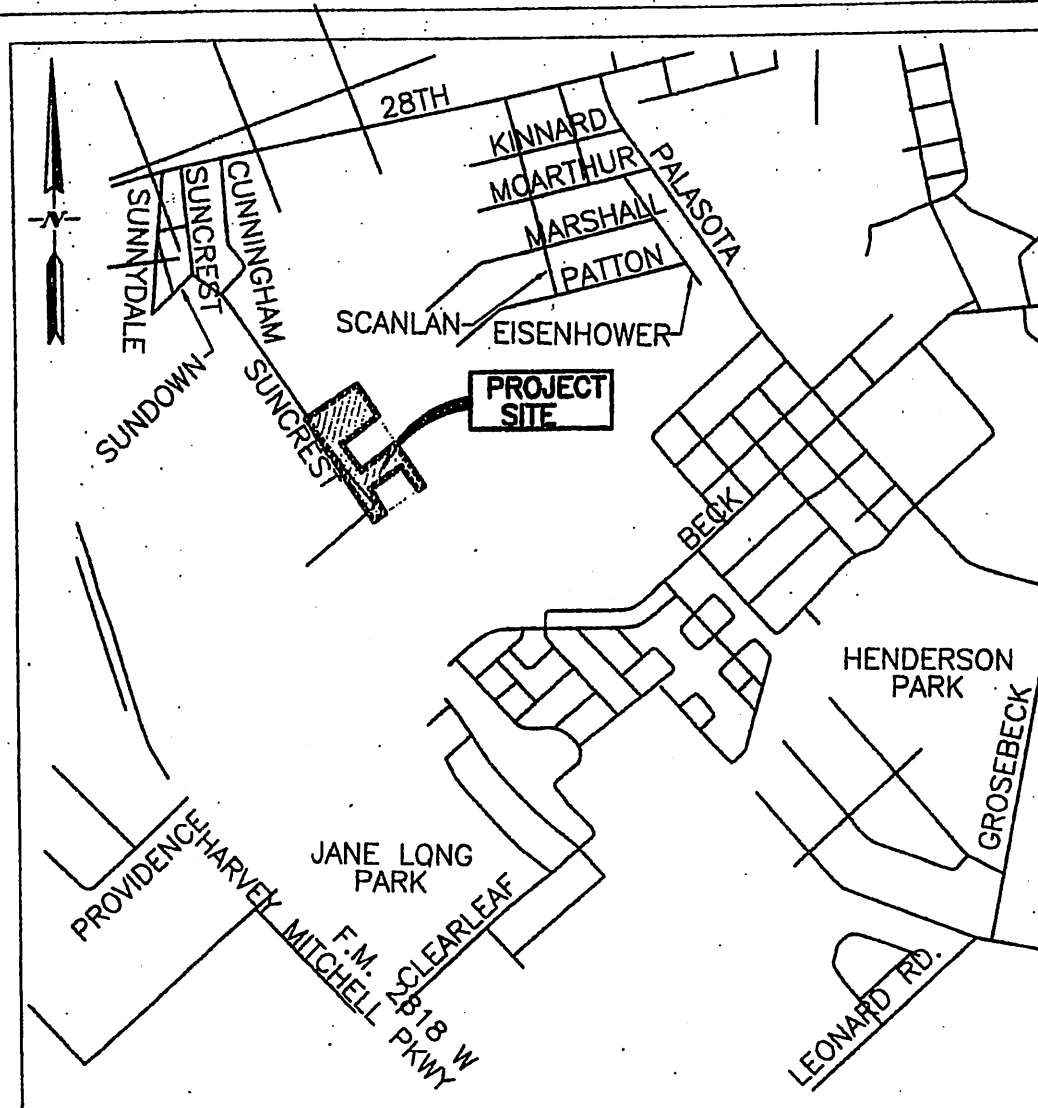
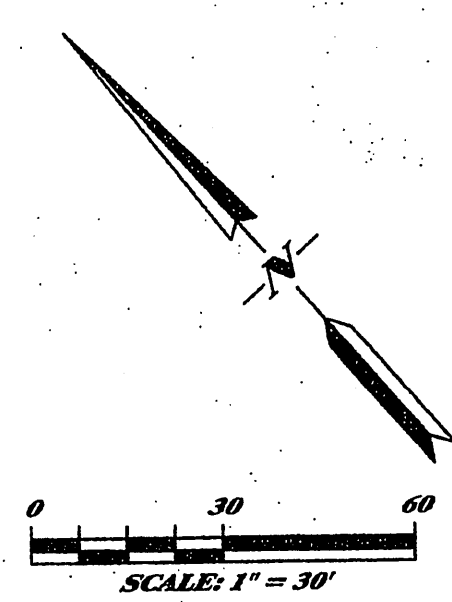
STATE OF TEXAS
COUNTY OF BRAZOS

I, Gregory K. Taggart, Registered Professional Land Surveyor No. 5676, in the State of Texas, hereby state that this plat is true and correct and accurately represents the lines and dimensions of the property, was prepared from an actual survey of the property made under my supervision on the ground, and that it indicates all easements as they are visible on the ground, and that there are no encroachments, conflicts or protrusions, except as shown hereon.

Preliminary - Released for Public Agency Review

Gregory K. Taggart
R.P.L.S. No. 5676

Not for Record

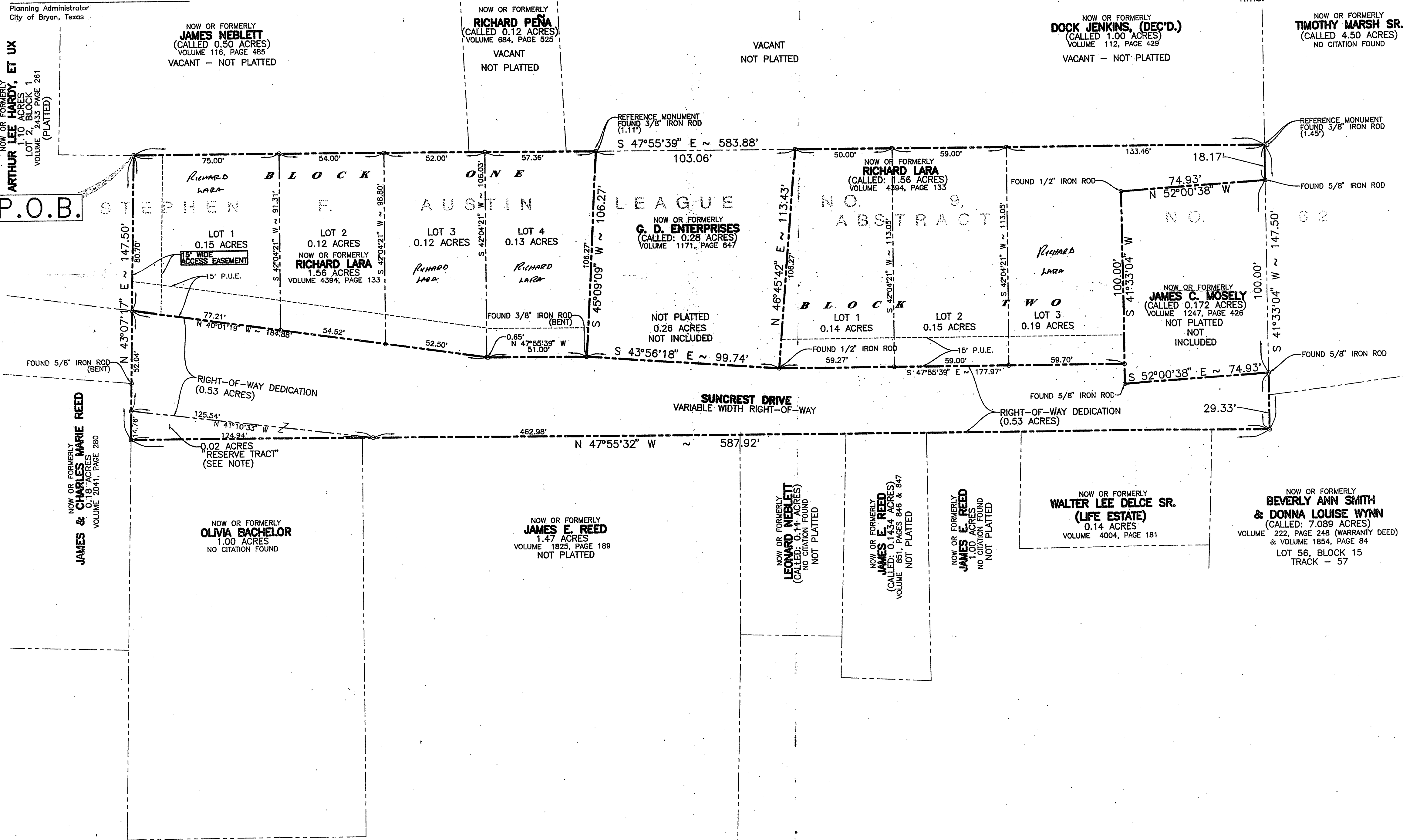


VICINITY MAP

N.T.S.

NOW OR FORMERLY
DOCK JENKINS, (DEC'D.)
(CALLED 1.00 ACRES)
VOLUME 112, PAGE 429
VACANT - NOT PLATTED

NOW OR FORMERLY
TIMOTHY MARSH SR.
(CALLED 4.50 ACRES)
NO CITATION FOUND



2551 TEXAS AVENUE SOUTH, SUITE A
COLLEGE STATION, TX 77840
Ph: (979) 693-5359 EMAIL: mdgest@yahoo.com
Fx: (979) 693-4243

ENGINEERS, SURVEYORS, PLANNERS
CONSULTANTS, MANAGERS

THIS DRAWING IS THE PROPERTY OF MUNICIPAL DEVELOPMENT GROUP AND MAY NOT BE REPRODUCED OR USED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF MUNICIPAL DEVELOPMENT GROUP.
THIS DRAWING IS COPYRIGHTED AS OF PROJECT DATE.

REV.	DATE	BY	COMMENT
1	5/18/05	DH	INITIAL SUBMISSION

SCALE: 1" = 30'
FILENAME: 37106 SUNCREST
PROJECT DATE: MARCH 14, 2005
DRAWN BY: D.J.H. BOOK
CHECKED BY: G.K.T. PAGE

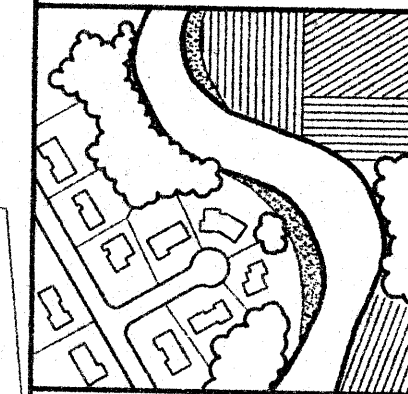
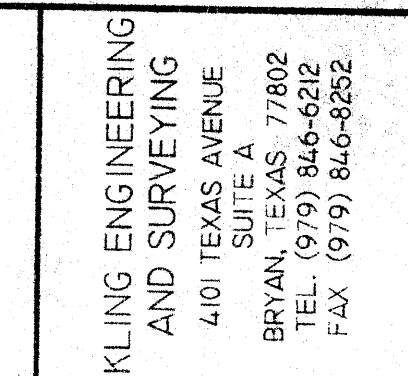
PREPARED FOR:
RICHARD LARA
P.O. BOX 852
BRYAN, TEXAS 77806

FINAL PLAT
OF
LARA PLACE
A 1.56 ACRE TRACT
BEING THE REMAINDER OF
A CALLED 1.98 ACRE TRACT
VOLUME 4394, PAGE 133
STEPHEN F. AUSTIN LEAGUE NO. 9, ABSTRACT NO. 62
BRYAN, BRAZOS COUNTY, TEXAS

Received
JAN 04 2006
Development & Engineering
Services

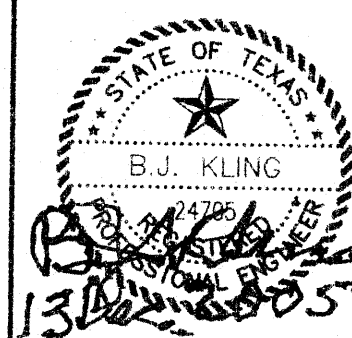
MUNICIPAL DEVELOPMENT GROUP
FILE NUMBER
000878-3711
SHEET NO. 1

FP06-01 #1



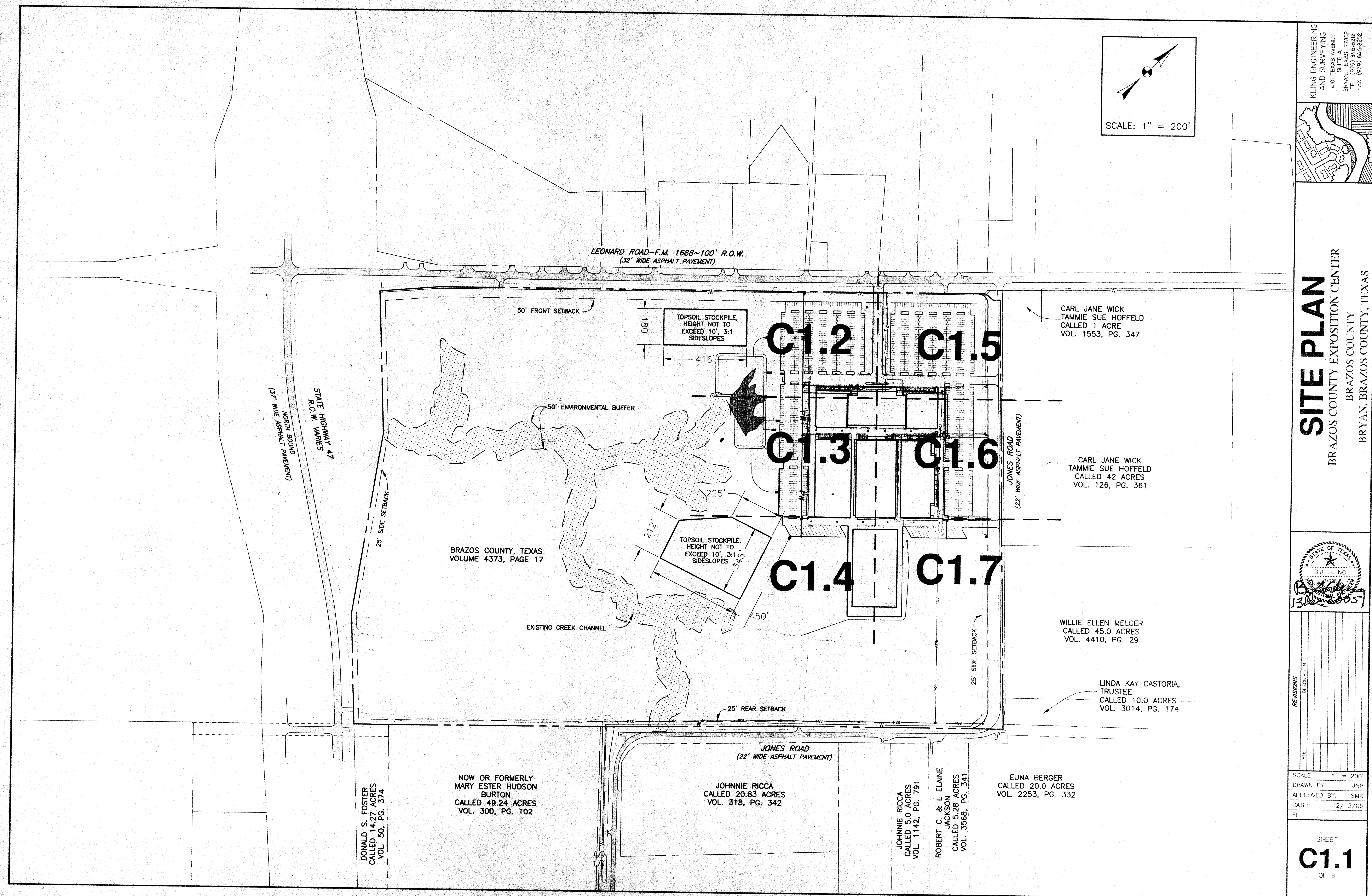
SITE PLAN

BRAZOS COUNTY EXPOSITION CENTER
BRAZOS COUNTY
BRYAN, BRAZOS COUNTY, TEXAS



REVISIONS	
DATE	DESCRIPTION
SCALE: 1" = 200'	
DRAWN BY: JUN	
APPROVED BY: SM	
DATE: 12/13/09	
FILE:	

SHEET
C1.1
OF 8



N/F
BRYAN COMMERCE
AND DEVELOPMENT, INC.
PORTION OF
REM. 288.51 ACRE TRACT
VOL. 4006,
PGS. 163, 186 & 195

N/F
TRADITIONS CLUB BY MELROSE, LLC
26.81 ACRE TRACT
TRACT TWO
VOL. 5153, PG. 1

LINE	LENGTH	BEARING
L1	80.20'	S134°00'00"E
L2	58.61'	S101°00'00"W
L3	178.82'	S341°02'00"W
L4	20.84'	S61°42'00"W
L5	36.41'	S08°05'50"W
L6	19.52'	S18°15'37"E
L7	14.22'	S49°00'40"E
L8	79.80'	S73°31'53"W
L9	41.81'	N45°29'42"W
L10	136.33'	N85°54'27"W
L11	77.62'	S77°04'11"W
L12	66.27'	S01°04'00"E
L13	85.53'	S47°34'21"E
L14	34.41'	S24°33'33"E
L15	69.20'	S11°00'00"W
L16	68.42'	S71°35'16"W
L17	72.36'	N41°36'22"W
L18	13.90'	N74°00'10"W
L19	26.00'	S62°22'28"W
L20	33.31'	S27°02'00"W
L21	37.11'	S62°04'50"W
L22	25.85'	S56°11'24"W
L23	39.27'	S67°03'11"W
L24	49.78'	N05°04'10"W
L25	13.70'	N27°45'50"W
L26	43.86'	S88°36'20"W
L27	99.84'	S68°14'28"W
L28	24.69'	S53°18'22"W
L29	5.29'	N62°02'13"E
L30	68.70'	N16°08'17"W
L31	121.39'	N15°02'00"E
L32	100.03'	N35°36'58"W
L33	99.88'	N45°08'35"W
L34	50.00'	N22°26'27"W
L35	41.11'	S62°47'19"E
L36	85.44'	S53°39'28"E
L37	41.00'	S62°47'19"E
L38	40.75'	S77°33'14"E
L39	148.63'	S62°47'19"E
L40	82.66'	S85°41'30"E
L41	68.65'	N69°40'33"E
L42	18.65'	N27°12'44"E
L43	50.77'	S75°00'04"E
L44	79.85'	S33°38'39"E
L45	25.82'	N22°12'44"E
L46	50.77'	S75°00'04"E
L47	32.40'	S33°38'39"E
L48	113.00'	N81°10'00"E
L49	99.80'	S87°44'38"E
L50	89.34'	N66°15'41"E
L51	26.15'	S10°31'45"W
L52	58.29'	S10°31'45"W
L53	8.40'	N27°04'11"E
L54	168.73'	S87°57'24"E
L55	29.89'	S87°57'24"E
L56	41.62'	N72°13'00"E
L57	81.08'	N18°08'10"E
L58	87.37'	N81°45'15"E
L59	33.51'	N84°00'55"E
L60	160.39'	N58°58'46"W
L61	50.14'	N62°18'30"W
L62	206.32'	N37°37'41"W
L63	85.36'	N04°59'12"W
L64	113.21'	N46°02'00"E
L65	18.12'	N04°59'12"W
L66	276.65'	N62°08'27"W
L67	5.29'	N67°45'50"W
L68	73.41'	N62°08'27"W
L69	188.78'	N67°45'50"W
L70	263.19'	N02°18'30"E
L71	20.23'	S24°20'40"W
L72	9.47'	S24°20'40"W

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	34.54'	175.00'	111°18'30"	17.33'	34.48'	S82°01'14"E
C2	990.80'	3055.00'	18°34'56"	499.79'	988.48'	S72°04'47"E
C3	90.85'	305.00'	14°38'50"	45.62'	89.30'	S88°40'40"E
C4	39.27'	25.00'	18°00'00"	25.00'	36.36'	N17°47'17"W
C5	297.95'	225.00'	78°56'19"	178.35'	276.85'	S10°43'26"E
C6	154.14'	325.00'	27°10'30"	78.85'	152.70'	S82°14'09"E
C7	189.36'	230.00'	42°11'25"	88.72'	185.58'	N54°44'21"W
C8	348.03'	225.00'	88°37'32"	219.67'	314.36'	S77°37'20"E
C9	71.83'	175.00'	71°11'21"	36.32'	71.11'	S89°27'29"W
C10	289.95'	200.00'	83°03'49"	177.14'	285.21'	N39°39'01"E
C11	37.48'	25.00'	85°33'48"	23.27'	36.07'	S41°04'10"W
C12	38.97'	25.00'	88°18'52"	24.70'	35.14'	S71°52'10"W
C13	231.74'	175.00'	78°56'19"	138.41'	215.17'	S10°43'26"E
C14	130.43'	275.00'	27°10'30"	66.47'	128.21'	N41°04'49"E
C15	59.29'	280.00'	11°30'12"	29.23'	58.15'	N69°52'28"W
C16	33.37'	25.00'	78°28'52"	19.70'	30.94'	N77°51'07"E
C17	258.78'	75.00'	82°05'27"	98.48'	155.40'	N45°20'10"W
C18	35.37'	25.00'	83°21'12"	22.26'	33.35'	S08°01'57"W
C19	270.69'	175.00'	88°37'32"	219.67'	244.50'	S77°37'20"E
C20	38.11'	25.00'	87°21'03"	23.87'	34.53'	N14°03'18"E
C21	281.06'	78.00'	184°29'13"	202.11'	155.88'	S62°35'33"W
C22	32.96'	25.00'	79°32'36"	19.37'	30.63'	S58°58'19"E
C23	7.95'	225.00'	1°50'33"	3.78'	7.95'	S80°13'09"W
C24	210.62'	150.00'	80°27'10"	128.88'	153.74'	N40°57'21"E
C25	42.60'	25.00'	88°42'51"	28.12'	37.47'	N67°37'00"W
C26	100.72'	385.00'	14°36'50"	50.65'	100.48'	S88°40'40"E
C27	138.08'	309.00'	2°33'22"	69.05'	138.07'	S80°00'34"E
C28	813.50'	3095.00'	1°50'47"	409.51'	811.50'	S70°32'28"E

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, John Jordan, Vice President of Bryan/Traditions, LP, a Texas Limited Partnership, owner of the 28.432 acre tract shown on this plat, being part of the tract of land conveyed in the Deed Records of Brazos County in Volume 4006, Page 163, and designated herein as The Traditions Subdivision, Phase 14, in the City of Bryan, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements and public places thereon shown for the purpose and consideration therein expressed.

John Jordan, Vice President
Bryan/Traditions, LP, a Texas Limited Partnership

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared John Jordan known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this ____ day of ____, 20__.

Notary Public in and for the State of Texas

Printed Name: _____
My Commission Expires: _____

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____ County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the ____ day of ____, 20__, in the Official Records of Brazos County, Texas, in Volume ____ Page ____.

WITNESS My hand and official Seal, at my office in Bryan, Texas.

County Clerk
Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____ Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the ____ day of ____, 20__ and same was duly approved on the ____ day of ____, 20__ by said Commission.

Chairman, Planning & Zoning Commission,
Bryan, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of ____, 20__.

Planning Administrator, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of ____, 20__.

City Engineer, Bryan, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Land Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Brad Kerr, R.P.L.S. No. 4502

METES AND BOUNDS DESCRIPTION
OF A
28.432 ACRE TRACT
IN THE J. H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS, CONTINUED:
ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 18' 30" FOR AN
ARC DISTANCE OF 34.54 FEET (CHORD BEARS: N 82° 01' 14" W - 34.48
FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID
CURVE;

BEARING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTH LINE OF NORTH
TRADITIONS DRIVE (HEREINAFTER REFERRED TO AS "NORTH TRADITIONS DRIVE")
IN THE NORTHWEST CORNER OF A CALLED 28.432 ACRE TRACT DESCRIBED AS TRACT
TWO IN A DEED TO TRADITIONS CLUB BY MELROSE, LLC, RECORDED IN
VOLUME 5153, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS
COUNTY, TEXAS;

THENCE, THROUGH SAID 28.432 ACRE TRACT AND ALONG THE NORTHERLY
LINE OF SAID 28.432 ACRE TRACT FOR THE FOLLOWING CALLS: A 1/2 INCH IRON
ROD FOUND;

S 12° 40' 00" E FOR A DISTANCE OF 90.29 FEET TO A 1/2 INCH IRON
ROD FOUND;

S 70° 19' 52" W FOR A DISTANCE OF 56.61 FEET TO A 1/2 INCH IRON
ROD FOUND;

S 69° 07' 58" W FOR A DISTANCE OF 435.69 FEET TO A POINT;

S 34° 10' 20" W FOR A DISTANCE OF 178.92 FEET TO A POINT;

S 61° 44' 02" W FOR A DISTANCE OF 50.64 FEET TO A POINT;

S 09° 03' 50" W FOR A DISTANCE OF 36.41 FEET TO A POINT;

S 16° 15' 37" E FOR A DISTANCE OF 19.57 FEET TO A POINT;

S 49° 50' 27" W FOR A DISTANCE OF 14.21 FEET TO A POINT;

S 79° 31' 53" W FOR A DISTANCE OF 79.80 FEET TO A POINT;

N 42° 25' 47" W FOR A DISTANCE OF 41.81 FEET TO A POINT;

N 74° 31' 32" W FOR A DISTANCE OF 41.81 FEET TO A POINT;

N 69° 54' 27" W FOR A DISTANCE OF 136.33 FEET TO A POINT;

S 77° 04' 11" W FOR A DISTANCE OF 13.70 FEET TO A POINT;

S 01° 20' 47" E FOR A DISTANCE OF 16.52 FEET TO A POINT;

S 47° 34' 21" E FOR A DISTANCE OF 65.53 FEET TO A POINT;

S 24° 33' 33" E FOR A DISTANCE OF 34.41 FEET TO A POINT;

S 51° 49' 37" W FOR A DISTANCE OF 49.26 FEET TO A POINT;

S 71° 35' 16" W FOR A DISTANCE OF 68.42 FEET TO A POINT;

N 41° 39' 27" W FOR A DISTANCE OF 72.36 FEET TO A POINT;

N 74° 00' 15" W FOR A DISTANCE OF 43.82 FEET TO A POINT;

S 62° 22' 28" W FOR A DISTANCE OF 26.00 FEET TO A POINT;

S 27° 00' 08" E FOR A DISTANCE OF 33.31 FEET TO A POINT;

S 82° 04' 52" W FOR A DISTANCE OF 37.17 FEET TO A POINT;

S 56° 11' 24" W FOR A DISTANCE OF 25.85 FEET TO A POINT;

S 67° 45' 31" W FOR A DISTANCE OF 19.71 FEET TO A POINT;

N 08° 04' 10" W FOR A DISTANCE OF 46.76 FEET TO A POINT;

N 27° 44' 59" W FOR A DISTANCE OF 13.70 FEET TO A POINT;

N 86° 36' 26" W FOR A DISTANCE OF 43.82 FEET TO A POINT;

S 69° 14' 26" W FOR A DISTANCE OF 59.84 FEET TO A POINT;

S 53° 18' 22" W FOR A DISTANCE OF 24.99 FEET TO A POINT;

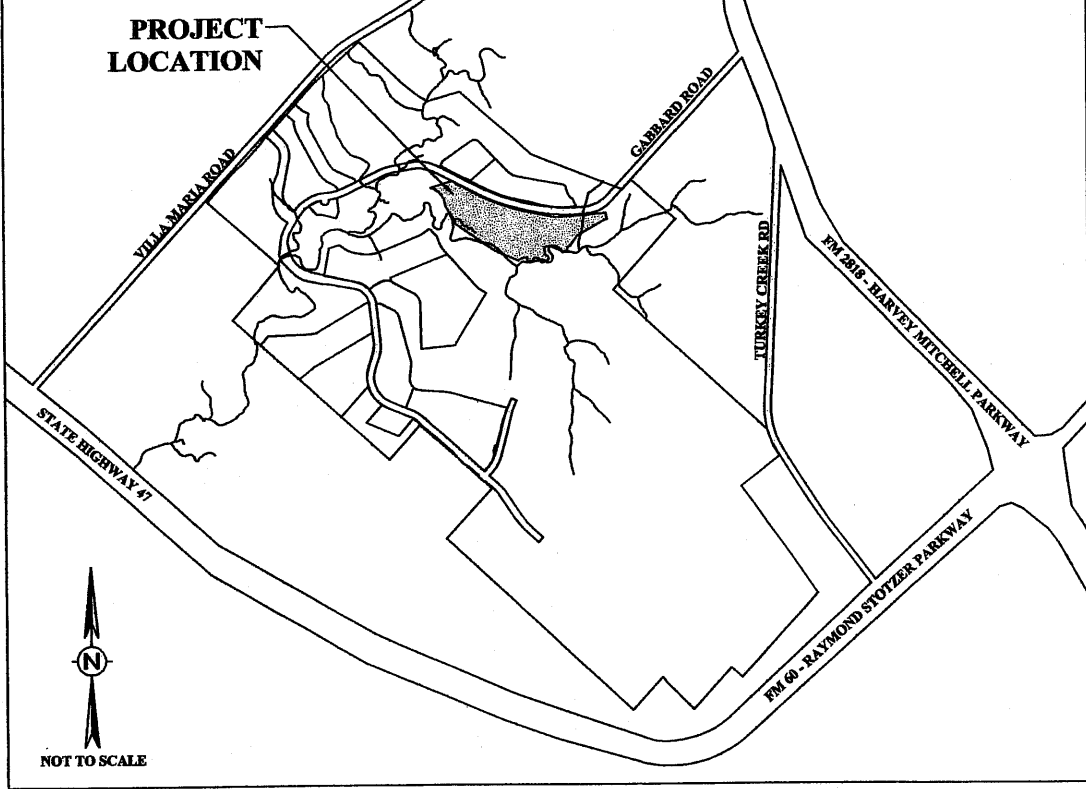
S 28° 02' 13" W FOR A DISTANCE OF 8.28 FEET TO A POINT;

N 67° 45' 51" W FOR A DISTANCE OF 332.92 FEET TO A POINT MARKING
THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET;

LEGEND

	PLAT BOUNDARY
	ROW LINE
	PROPERTY CORNER
	PUBLIC UTILITY EASEMENT LINE
	P.U.E.
	100-YEAR FLOODPLAIN LINE (PER FEMA FIRM)
	PROPOSED 100-YEAR FLOODPLAIN LINE (PER 2005 DRAINAGE STUDY)
	*MIN. FF=284.0
	*MIN. FF=284.0
	MINIMUM FINISHED FLOOR ELEVATION FOR SANITARY SEWER SERVICE (MINIMUM FINISHED FLOOR ELEVATION 3' ABOVE BASE FLOOD ELEVATION)

VICINITY MAP



NOTES:

- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
- THIS PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT-MIXED USE (PD-M).
- IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS, UNLESS OTHERWISE NOTED.
- A PORTION OF THIS TRACT LIES WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.L.R.M. MAPS, COMMUNITY PANEL NO. 4804100143-C, EFFECTIVE DATE: 07-02-1992.
- BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE NO. 1412 FOR SF-5 ZONING DISTRICT. HOWEVER, ADDITIONAL BUILDING SETBACK LINES MAY BE REQUIRED BY DEED RESTRICTIONS.
- CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
- OWNERSHIP OF THIS TRACT IS BY DEEDS, VOL. 4006, PG. 163, OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS. THIS PROPERTY WAS PREVIOUSLY NOTED AS PARCEL 9 ON THE MASTER PLAN.
- OWNERSHIP AND MAINTENANCE OF THE COMMON AREAS WILL BE BY THE HOMEOWNERS ASSOCIATION. LANDSCAPING OR OTHER AMENITIES PROPOSED WITHIN THE STREET RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENTS SHALL BE APPROVED BY THE CITY OF BRYAN. UNRESTRICTED ACCESS TO PUBLIC UTILITY AND DRAINAGE EASEMENTS SHALL BE PROVIDED FOR UTILITY MAINTENANCE EQUIPMENT.
- ELECTRICAL, PHONE AND CABLE SERVICE FOR THIS SUBDIVISION WILL BE LOCATED ALONG THE FRONT OF THE LOTS IN THE 10' PUBLIC UTILITY EASEMENT SHOWN ON THIS PLAN.
- LOT 1, BLOCK 1 SHALL HAVE A CIRCULAR DRIVEWAY SO THAT VEHICLES LEAVING THE LOT WILL NOT HAVE TO BACK INTO NORTH TRADITIONS DRIVE.

FINAL PLAT

THE TRADITIONS SUBDIVISION

PHASE 14

28.432 ACRES

BLOCK 1, LOTS 1 THRU 18
BLOCK 2, LOTS 1 THRU 30

J.H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=100'

DECEMBER, 2005 (REV.)

OWNER:
Bryan Commerce &
Development, Inc.
P.O. Box 1000
Bryan, Texas 77805
(979) 209-5119

DEVELOPER:
Bryan/Traditions, LP
2100 Traditions Blvd.
Bryan, Texas 77807
(979) 821-2582

SURVEYOR:
Brad Kerr, R.P.L.S. No. 4502
Kerr Surveying, LLC
P.O. Box 269
College Station, Texas 77841
(979) 268-3195

Received
DEC 2 2 2005

Development & Engineering
Services

ENGINEER:
TEXCON
General Contractors
Ginger L. Urso, P.E.
1707 Graham Blvd.
College Station, Texas 77845
(979) 764-7743

SHIREWOOD ADDITION
PHASE IV
V2377,P279

LYON, JOHNNY
FOSTER
13.103 acres
694000-0018-0610

LOT 5
SHIREWOOD ADDITION
PHASE III
V648,P245

VILLAS AT
WESTWOOD
CONDOS

N 53°03'17" E 731.20'

CAMPBELL AVENUE (50' R-O-W, 27' BC-BC)

24' ALLEY WAY

DILLAN LEA STREET (50' R-O-W, 27' BC-BC)

VILLA MARIA ROAD (ROW VARIES)

SITE LAYOUT
SCALE: 1" = 50'

LOCATION MAP
SCALE: 1" = 1000'

PHASE MAP
SCALE: 1" = 400'

- GENERAL NOTES:
1. THE LAND IS CURRENTLY ZONED COMMERCIAL. THE TOWNHOME PORTION OF THE DEVELOPMENT SHALL BE REZONED TO MULTI-FAMILY (MF).
 2. THE PROJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF THE 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY: MAP NUMBER 48041C141 C, DATED JULY 2, 1992.
 3. ALL BUILDING SET BACK LINES SHALL CONFORM TO THE STANDARDS SET FORTH IN THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE FOR TOWNHOME SUBDIVISIONS.
 4. ALL RIGHT-OF-WAYS SHOWN HEREIN ARE HEREBY DEDICATED TO THE CITY OF BRYAN.
 5. THE METES AND BOUNDS OF PROJECT PROPERTY FOUND HEREIN ARE FROM BOUNDARY SURVEY PROVIDED BY KERR SURVEYING IN AUGUST 2005.
 6. THERE WILL BE A HOME OWNERS ASSOCIATION (HOA) INSTITUTED WITH THIS TOWNHOME DEVELOPMENT. ALL COMMON AREAS AND THE DETENTION POND FACILITY SHALL BE OWNED AND MAINTAINED BY THE HOA.
 7. ALL ACCESS TO COMMERCIAL LOTS SHALL BE FROM HARVEY LANE.
 8. ALL RESIDENTIAL STREETS SHALL BE ASPHALTIC PAVEMENT AS REQUIRED BY THE CITY OF BRYAN DESIGN SPECIFICATIONS.
 9. THERE IS AN EXISTING 4" SIDEWALK ALONG VILLA MARIA DRIVE THAT WILL NOT BE DISTURBED AND SHALL BE CONNECTED TO INTERNAL SIDEWALK SYSTEM.
 10. PETROLEUM SITE SHALL HAVE 40' SERVICE ACCESS OFF OF VILLA MARIA.
 11. EMERGENCY FIRE TRUCK HAMMERHEAD SHALL BE PROVIDED AT INTERSECTION OF LASSITER BLVD. AND SWEET IRENE STREET FOR PHASE 1 DEVELOPMENT.
 12. ALL WATER, SEWER AND STREET CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF BRYAN DESIGN STANDARDS.
 13. 24' ALLEY WAY WILL BE A FIRE LANE.

LEGEND

- | | | |
|-------------------------------|--------|--------------------------|
| PROPERTY LINES | 6S | PROPOSED 6" SEWER |
| LOT LINES | 8S | PROPOSED 8" SEWER |
| R.O.W. LINES | 6W | PROPOSED 6" WATER |
| EASEMENT LINE | P.U.E. | PUBLIC UTILITY EASEMENT |
| BUILDING SETBACK LINE | | PROPOSED FIRE HYDRANT |
| CHAIN LINK FENCE | | PROPOSED SEWER CLEAN-OUT |
| EXISTING CONTOUR | | PROPOSED SEWER MANHOLE |
| EXISTING 8" SEWER LINE | | PROPOSED WATER VALVE |
| EXISTING 12" WATER LINE | | |
| EXISTING MANHOLE | | |
| PHONE PEDESTAL | | |
| EXISTING AERIAL ELECTRIC LINE | | |
| EXISTING WATER VALVE | | |

MASTER PRELIMINARY PLAN

NOT FOR RECORD
TRADITIONS BEND
TOWNEHOME SUBDIVISION

7 BLOCKS CONSISTING OF
85 LOTS ON ±15.139 ACRES
TRACT #1 (11.814 ac.) & TRACT #2 (3.325 ac.)
±15.139 ACRES
ZONED COMMERCIAL (C)
PROPOSED ZONING MULTI-FAMILY (MF)
BRYAN, BRAZOS COUNTY, TEXAS
JANUARY 2006

DEVELOPER
SAINT CHARLES CONSTRUCTION DEVELOPMENT, LLC
P.O. BOX 10830
COLLEGE STATION, TEXAS 77842
(979) 412-3385

SURVEYOR
KERR SURVEYING, LLC
505 CHURCH AVE.
COLLEGE STATION, TEXAS 77840
(979) 288-0150

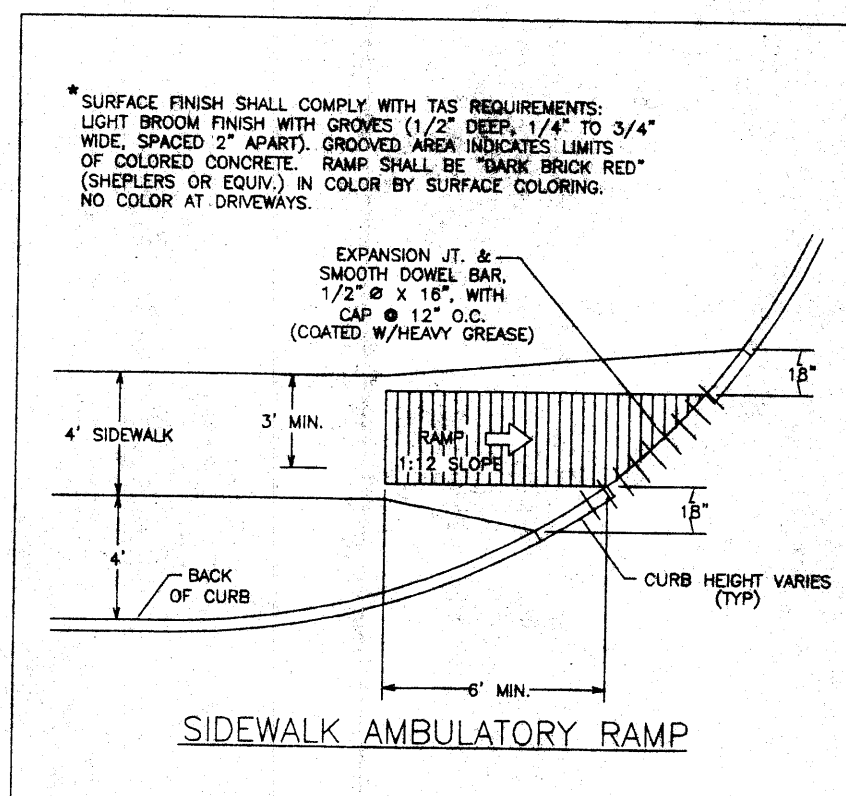
GATTIS ENGINEERING
ENGINEERS & CONSULTANTS
P.O. Box 13461 • College Station, Texas 77841 • (979) 575-5022

WATER CONSUMPTION	
DOMESTIC USE (GPM)	
MINIMUM	0
AVERAGE	0.6
MAXIMUM	2.0
IRRIGATION USE (GPM)	
MINIMUM	0
AVERAGE	1.0
MAXIMUM	2.0
SANITARY SEWER DEMAND	
100% OF DOMESTIC WATER CONSUMPTION (GPD)	
MINIMUM	0
AVERAGE	800 GPD
MAXIMUM	2,400 GPD

LANDSCAPING ANALYSIS		
LANDSCAPING REQUIRED		
TOTAL LOT AREA	58,900 S.F.	
LANDSCAPING (15% OF DEV. AREA)	8,835 S.F.	
POINTS REQUIRED	8,835	
LANDSCAPING PROVIDED		
EXISTING TREES (BARRICADED)		
CANOPY TREES > 10" CAL.	7X250	1,750
NEW CANOPY TREES		
CEDAR ELM (1.5"-3")	6X200	1,200
(ULMUS CASSIFOLIA)		
BUR OAK (1.5"-3")	2X200	400
(QUERCUS MACROCARPA)		
AMERICAN PLANE TREE (1.5"-3")	3X200	600
(PLATANUS OCCIDENTALIS)		
GULF BLACK WILLOW (1.5"-3")	2X200	400
(SALIX NIGRA)		
PECAN (1.5"-3")	5X200	1,000
(CARYA ILLINOENSIS)		
NEW NON-CANOPY TREES		
RED BUD (1.5"-3")	5X150	750
(CERCIS CANADENSIS)		
MEXICAN PLUM (1.5"-3")	2X150	300
(PRUNUS MEXICANA)		
TEXAS BUCKEYE (1.5"-3")	3X150	450
(AEQUILUS ARGUTA)		
SOUTHERN CRABAPPLE (1.5"-3")	3X150	450
(PYRUS ANGUSTIFOLIA)		
2 GAL. & SHRUBS		
LAREDO MAHONIA	12X10	120
(MAHONIA TRIFOLIOLATA)		
TEXAS SILVERLEAF	18X10	160
(LEUCOPHYLLUM FRUTESCENS)		
13,270 S.F. HYDROMULCHED GRASS		1,327
TOTAL POINTS PROVIDED	8,907	

CONSTRUCTION NOTES:

- ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
- THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED 100-YR FLOOD PLAIN ACCORDING TO FEMA MAP NO. 48041C 0134C, DATED JULY 2, 1992.
- BEARING BASE IS CITY OF BRYAN GPS CONTROL.
- PRIMARY SITE BENCHMARK IS CITY OF BRYAN MONUMENT, GPS-34 ELEV. 340.58, NAD 83.
- ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM WITH THE 2004 UNITED TECHNICAL SPECS AND DETAILS, WHERE CONFLICT OCCURS BETWEEN PLANS AND THE U.T.S. UNIFIED SPECS AND DETAILS, THE MORE CONSERVATIVE SHALL PREVAIL. A COPY OF THESE UNIFIED STANDARDS SHALL BE KEPT ON SITE DURING CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE EXACT DEPTH & LOCATION OF ALL EXISTING UNDERGROUND UTILITIES AFFECTING THIS PROJECT PRIOR TO COMMENCING ANY WORK. ALL EXISTING UTILITY LOCATIONS SHOWN HERE ARE APPROXIMATE. THE CONTRACTOR SHALL PROTECT ALL UNDERGROUND UTILITIES AFFECTING THIS PROJECT.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST 2 DAYS PRIOR TO START OF CONSTRUCTION:
 - WATER AND SEWER SERVICES - 209-5952
 - BTU (ELECTRICAL SERVICES) - 821-5830
 - AT&T GAS - 775-1624
 - VERIZON SOUTHWEST - 321-4303
 - COX COMMUNICATIONS - 776-7766
 - DIG TESS - 1-800-344-3877
- IF ANY OF THE ABOVE NUMBERS HAVE CHANGED THE CONTRACTOR SHALL OBTAIN THE CORRECT ONES.
- BACKFILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D 698 IN OPEN AREAS AND 98% UNDER PAVEMENT AND STRUCTURES. ALL BACKFILL SHALL BE IN 6" LIFTS.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING, SHORING, BRACING, ETC. WHERE TRENCH DEPTH EXCEEDS 5 FEET.
- THE CONTRACTOR SHALL MAINTAIN ACCURATE RECORDS OF ANY CONSTRUCTION CHANGES IN ORDER TO FACILITATE THE PREPARATION OF "AS-BUILT" DRAWINGS WHICH SHALL BE SUBMITTED TO THE CITY WITHIN 30 DAYS OF COMPLETION OF CONSTRUCTION.
- WATER SERVICES SHALL BE IDENTIFIED BY BLUE METAL T-POST MARKERS, AND SANITARY SEWER SERVICE SHALL BE IDENTIFIED BY A GREEN METAL T-POST MARKER. ALL PVC PIPE SHALL BE TOPPED BY METAL DETECTOR TAPE.
- ALL SANITARY SEWER SERVICE LINES UNDER PAVEMENT SHALL BE INSTALLED AT A MINIMUM OF 1.0% GRADE.
- THE DETENTION POND SIDE SLOPES AND TOP OF BERM SHALL BE BLOCK SOODED AND THE DETENTION FACILITY SHOULD BE A MINIMUM OF 80% VEGETATED. MAXIMUM SLOPE FOR POND BERM SHALL BE 4 TO 1.
- IN ALL CASES WHERE RIP RAP IS USED, THE QUANTITY NOTED MAY CHANGE AT THE TIME OF CONSTRUCTION. RUBBLE RIP-RAP PIECES SHALL BE A MIN. OF 20-LB EACH.
- CONTRACTOR SHALL BE RESPONSIBLE TO SECURE GEOTECHNICAL ENGINEERING SERVICES IF NEEDED.
- THE CONTRACTOR SHALL COORDINATE ALL PROPOSED WORK AND PROCEDURES WITH THE CITY OF BRYAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION LAYOUT AND SURVEYING SERVICES.
- DETENTION POND WILL BE PRIVATELY MAINTAINED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
- LANDSCAPE IRRIGATION SHALL BE BY SPRINKLER, DESIGN BY OTHERS.
- THERE SHALL BE THREE 3/4" WATER METERS FOR DOMESTIC USE AND ONE FOR IRRIGATION.
- ALL SIDEWALKS AND RAMPS SHALL MEET TEXAS ACCESSIBILITY STANDARDS.
- ALL EXISTING UTILITY TAPS FOR ABANDONED HOMES WILL BE PLUGGED.
- BUILDING LINES BY CURRENT CITY OF BRYAN ORDINANCE FOR ZONING DISTRICT.
- STORM DRAIN ALIGNMENT WILL BE SUBJECT TO REVIEW UPON VERIFICATION OF LOCATION OF ATMOS 4" GAS LINE.



LAND USE
LOT 1, BLOCK ONE
LOVETT SUBDIVISION
 CURRENT: VACANT
 PROPOSED: COMMERCIAL/RETAIL



ALINDO ENGINEERS AND PLANNERS, INC.
 3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868

SCALE:
 1" = 20'
 0 20 FT

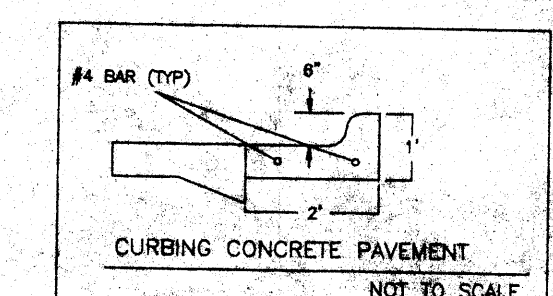
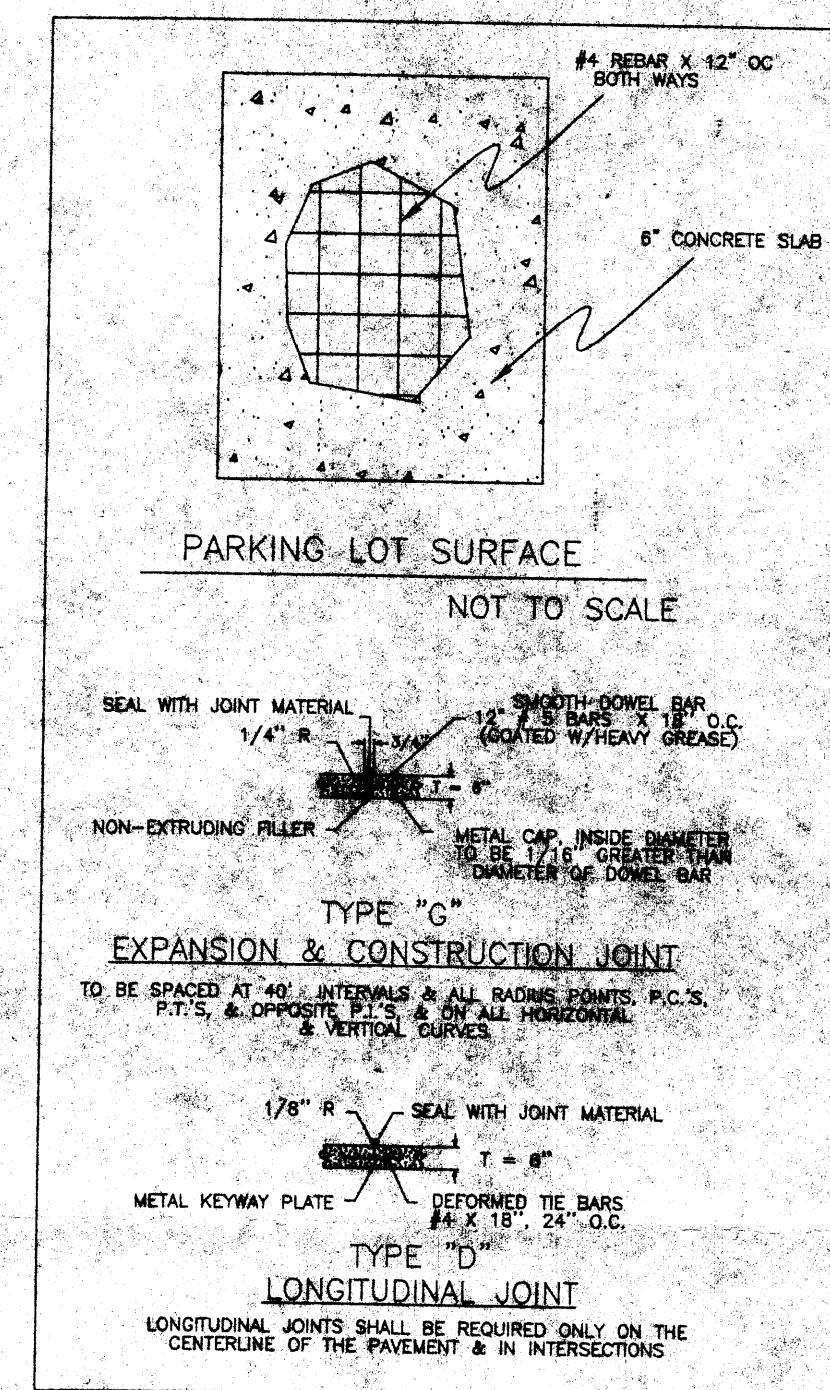
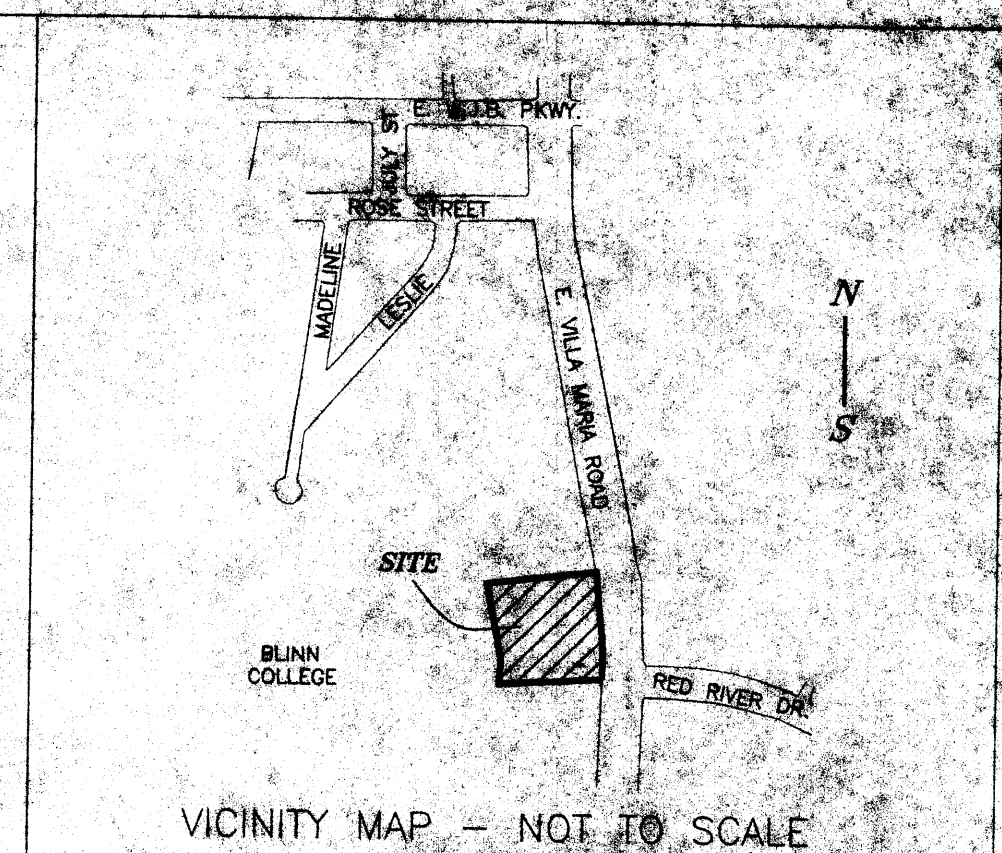
SITE PLAN LOUPOT'S VILLA MARIA 1.3526 ACRES

OWNER/DEVELOPER:
 LOUPOT'S
 C/O GEORGE LOVETT
 P.O. BOX 386
 STRAWN, TX 76475
 VOICE: 940-452-1758
 FAX: 254-672-9302

2536 EAST VILLA MARIA ROAD
LOUPOT'S BANK & BOOKSTORE
LOT 1, BLOCK ONE
LOVETT SUBDIVISION
VOL. 6428, PG. 85
BRYAN, BRAZOS COUNTY, TEXAS

DATE: OCTOBER 14, 2005
 DESIGNED BY: JTM
 APPROVED BY: CG
 REVISIONS: JANUARY 3, 2006

PROJECT
18-05
SHEET
1 of 3



PARKING ANALYSIS	
BOOKSTORE	3,000 S.F.
RETAIL	1,200 S.F.
BANK	1,500 S.F.
TOTAL SPACES REQUIRED:	
4,200 + 1,500 =	26
200 + 300 =	500
SPACES PROVIDED:	82
(4 HANDICAP OF WHICH TWO ARE VAN ACCESSIBLE)	

Received

JAN 04 2006

Development & Engineering
 Services

SPOS-47 #2